

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE
NW/S Loreley Beach Rd., 450 ft. * ZONING COMMISSIONER
(+/-) E of c/l Allender Road
6021 Loreley Beach Road * OF BALTIMORE COUNTY
11th Election District
5th Councilmanic District * Case No. 95-190-A
James R. Rorke
Petitioner

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by James R. Rorke for that property known as 6021 Loreley Beach Road in the Bird River Woods subdivision of Baltimore County. As filed, the Petitioner herein seeks a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure (garage) to be located in the front yard, in lieu of the required rear yard, as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

MICROFILMED

It is to be noted that this is a waterfront property which abuts Bird River. Owing to the unique characteristics of waterfront property, it has consistently been the opinion of this office that the front yard of such property is that portion of the lawn between the dwelling and the water. The issue makes no practical difference in this case, in that the Petitioner has located a garage between the house and the street and proposes a pool between the house and the water. Thus, one of their accessory structures is in the rear yard. Whichever the case, the variance should be granted based upon the configuration of the lot and site constraints imposed thereby.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (BCZR), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioner's compliance with said findings.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

STAMP: 12/23/94
OFFICE OF THE ZONING COMMISSIONER
BALTIMORE COUNTY
M. J. GORAK
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 23rd day of December, 1994 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory structure to be located in the front yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk

until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the Department of Environmental Protection and Resource Management recommendations to be submitted upon completion of their review of this matter.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING
Dec 12 2009
By: M. Howard

RECEIVED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 22, 1994

Mr. James R. Rorke
6021 Loreley Beach Road
White Marsh, Maryland 21162

RE: Petition for Administrative Zoning Variance
Case No. 95-190-A
Property: 6021 Loreley Beach Road

Dear Mr. Rorke:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

MICROFILMED





Petition for Administrative Variance

95-196-A

to the Zoning Commissioner of Baltimore County

for the property located at 6021 Loreley Beach Rd

which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1; BCLER 170 to PERMIT AN ACCESSORY STRUCTURE (POOL) IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR.

of the The property in question is a waterfront property located in White Marsh, Maryland. The
practi Zoning Commissioner of Baltimore County is considering the side of my property closest
to the road to be my "back yard" because there is a garage constructed on this side of my
property. Therefore, the side of my property closest to the waterfront is being considered
my "front yard." However, a small building made of cinder block containing a footer is
built on the waterfront side of my property. This structure was built before the garage, so
I believe the waterfront side of my property is my "back yard". I also assume a mistake
Pro was made when the garage was built. I also assume a mistake
I, or was made when the garage was built. I also assume a mistake
be bou Furthermore, I think that if I put a swimming pool in the side of my yard closest to the
road, it will block the front of my home, it will look ridiculous, and it will allow me to
have no privacy. If I am allowed to put up a pool on the waterfront side of my property, it
will look good, and it will allow me to have privacy and it will not block the front of my
house

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reported.

Zoning Commissioner of Baltimore County

REVIEWED BY: Jam

DATE: 11-23-94

ESTIMATED POSTING DATE: 12-4-94

MICROFILMED

ITEM #: 187

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 6021 LORELEY Beach Rd
address
White Marsh Md 21162
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

James R Rorke  James R Rorke
(signature) (signature)
(type or print name) (type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22 day of NOVEMBER, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JAMES R. RORKE

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11/22/94
date

Robert J Hardesty
NOTARY PUBLIC

My Commission Expires:

ROBERT J HARDESTY
MY COMMISSION EXPIRES
1-1-97

EXAMPLE 3 - Zoning Description

- 3 copies

95-190-A

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 6021 Lorcley Beach Rd
(address)
Election District 11 Councilmanic District 5

Beginning at a point on the North West side of Lorcley
(north, south, east or west)
Beach Rd which is 30 RW
(street on which property fronts) (number of feet of right-of way width)
wide at a distance of 450' +/- E.
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street ALLENDER RD.
(name of street)

which is 30 RW wide. *Being Lot # 16 + 1/2 of 17
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of
Bird River Woods as recorded in Baltimore County Plat
(name of subdivision)

Book # 1105 Page 433, Folio # 88, containing
20,000 sq ft 1/5 acra.
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

187

Plat Requirements

12 copies required. The plat shall be legible and clear enough for micro-filming and in no case can it be larger than 24" x 36". Plats must be trimmed or folded to a neat 8-1/2" x 11" size. It shall contain all the information as set forth on the checklist as follows:

1. NORTH ARROW, ELECTION AND COUNCILMANIC DISTRICT, TITLE PLAN "PLAN TO ACCOMPANYHEARING". THE OWNER'S NAME, PROPERTY ADDRESS AND DATE.
2. SCALE OF DRAWING: 1"=20' or 1"=50'. If acreage exceeds 40 acres, use 1"=100' scale.
3. OUTLINE OF PROPERTY: Indicated by a heavy bold line include lot lines, distances and area of the parcel(s) by square feet and acreage. (To figure acreage, divide square feet by 43,560.)
4. VICINITY MAP: A vicinity map must be included on all plats with the scale of 1"=1,000' WITH SITE CLEARLY AND ACCURATELY DEPICTED. DO NOT PUT THIS MAP ON A SEPARATE SHEET; IT MUST BE ON THE SAME SHEET AS THE SITE PLAT!
5. PRIOR ZONING HEARINGS: The case number(s), date of the Order(s), what was granted or denied, and any restrictions must be listed and addressed on the plat for any prior zoning hearings.
6. OWNERSHIP: Of all adjacent parcel(s) of property including owner's name(s), lot numbers, subdivision names, tax account numbers, and/or deed references.
7. LOCATION: Street address and name of adjoining street(s), beginning point of description and distance from property corner to the nearest intersecting public street centerline. (Check record plats, State tax maps, or utility maps in Room 206, County Office Building.) This beginning point and distance should also be the first statement in the zoning description on Page 5.
8. STREETS, WIDENING, R/W, EASEMENTS: Include all existing public boundary streets with the existing right-of-way and paving width. Include any existing or proposed easements or right-of-ways and indicate if it is public or private.
9. BUILDINGS: Use, dimensions, height and location of all existing buildings and improvements on property with building-to-property line and building-to-building setbacks shown for each structure. Also, the front orientation of any dwellings and the use, dimension and location of all proposed buildings or additions and the proposed use if the use is to be changed. The general use, building and lot dimensions and all facing property line setbacks of buildings on adjoining lots.
10. STREET SETBACKS: If a new dwelling is proposed or the proposed addition or improvement is located on the street side (front) and if either adjacent side is unimproved and your property is zoned D.R.-2, D.R.-3.5 or D.R.-5.5, then you must show on your site plan the front setback of all dwellings on your side of the street within a distance of 200 feet from the joint side property lines.
11. UTILITIES: Show location and size of all public utilities and right-of-ways both adjacent to and on-site. If no public water or sewer exist, well and septic system locations and setbacks must be indicated. (Public utilities reference - Room 206, County Office Building.)
12. FEATURES: Location of streams, storm water management systems drainage, and pipe systems on or within 50 feet of the property.
13. B.O.C.A.: Buildings must meet the building code, as well as the fire code requirements, with regard to type of construction, windows, etc.
14. SPECIAL REQUIREMENTS: For Special Hearings on 2 apartment dwellings, floor plans detailing each floor with room square footages and uses are required.

All of the above information MUST be complete and accurate or

the petition CANNOT be accepted for filing! and another appointment will have to be made!

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

PB-190-A

District: *11th* Date of Posting: *12/4/94*

Posted for: *Variance*

Petitioner: *James R. Burke*

Location of property: *6071 Lorely Beach Rd. NW/5*

Location of Signs: *Facing roadway on property being zoned*

Remarks: *No Pole Used*

Posted by: *[Signature]* Date of return: *12/9/94*
Signature

Number of Signs: *1*



UNRECORDED



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

#187

CRITICAL
AREA

receipt

95-198-A

Account: R-001-6150

Number

JCM

Date

11-23-94

JAMES PORKE

6021 LORLEY
BEACH RD.

ADMIN. VAR. (010)

30.00

POSTING (080)

35.00

85.00

MICROFILMED

03A03H0267MIC4RC

\$85.00

BA 0002:32PM11-23-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

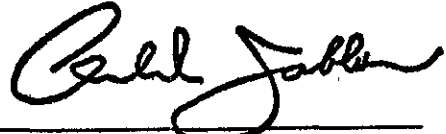
ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.



ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 187

Petitioner: JAMES RORKE

Location: 6021 GORELEY BEACH RD. WHITE MARSH, MD. 21162

PLEASE FORWARD ADVERTISING BILL TO:

NAME: _____

ADDRESS: SAME

PHONE NUMBER: 335-7661

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 21, 1994

Mr. James R. Rorke
6021 Loreley Beach Road
White Marsh, Maryland 21162

RE: Item No: 187
Case No.: 95-95-190A
Petitioner: James R. Rorke

Dear Mr. Rorke:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on November 23, 1994.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i. e. zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce ~~Watson~~ in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

RECORDED



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Dec. 12, 1994
Zoning Administration and Development Management

FROM: *Pub* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for December 12, 1994
Items 187, 188, and 189

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/05/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 5, 1994

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 186, 187 AND 188.

RECEIVED
DEC 7 1994
ZADM

REVIEWER: LT. ROBERT P. GALERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RECEIVED



**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

11-30-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County

Item No.: *187 (JCM)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 30, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 178, 179, 180, 181, 182, 183, 185, 187, 188 and 189

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Carol L. Kerns

PK/JL

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

December 2, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: James R. Rorke
6021 Loreley Beach Road
White Marsh, Maryland 21162

Re: CASE NUMBER: 95-190-A (Item 187)
6021 Loreley Beach Road
NW/S Loreley Beach Road, 450' +/- E of c/l Allender Road
11th Election District - 5th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before December 4, 1994. The closing date (December 19, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director



Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

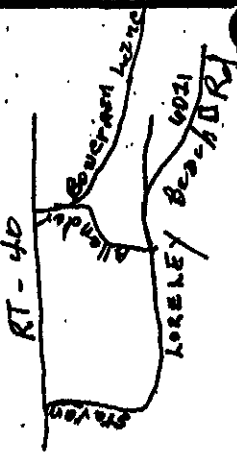
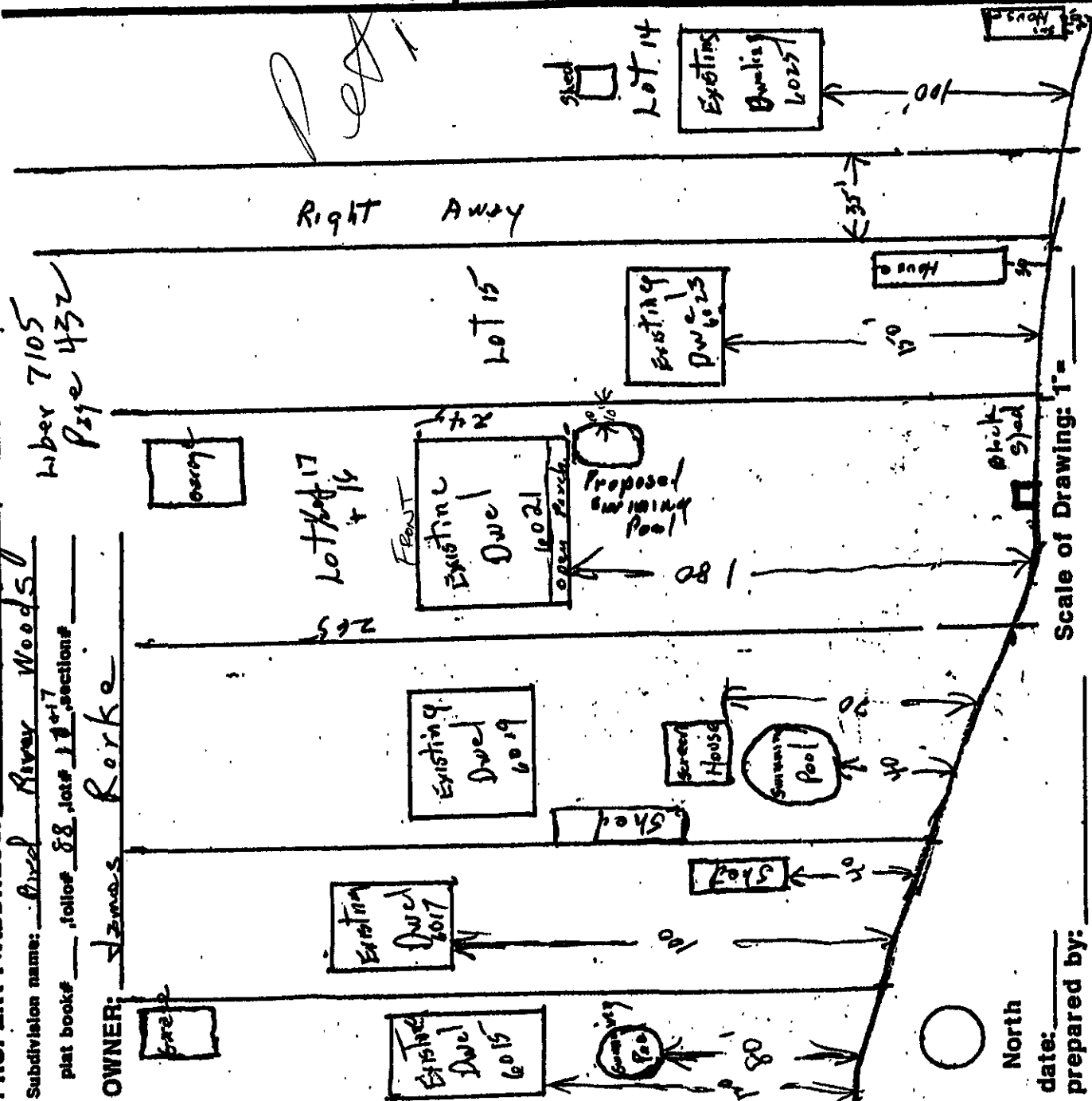
95-190-A

PROPERTY ADDRESS: 6021 Foreley Beach Rd

Subdivision name: Wood River Woods

plat book# 88 lot# 17 section# 1

OWNER: James Burke



RT-40
Foreley Beach Rd
6021

LOCATION INFORMATION

Election District: 18
Councilmanic District: 5
T-200' scale map#: NE 8K
Zoning: RC-2
Lot size: 1/3 acreage 20,000 square feet

SEWER: ☐ public ☐ private
WATER: ☒ public ☐ private

Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: None

Zoning Office USE ONLY

reviewed by: GLM ITEM #: 187 CASE#:

Scale of Drawing: 1"=

date: 1/87
prepared by:

TO HEARING OFFICER:

PETITIONER IS PRESENTING
THE ENCLOSED PHOTOS TO
ESTABLISH THE STREET SIDE
OF HIS LOT AS THE FRONT.

Joe M. Muz

95-190-A



MICROFILMED





BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

| SCALE | LOCATION | SHEET |
|--|------------------------|-----------|
| 1" = 200' ± | BIRD RIVER VICINITY | NE 8-K |
| DATE OF PHOTOGRAPHY JANUARY 1986 | MICROFILMED | |

95-190-A

William D. Howard
Chairman, County Council

RIVER

95-190-A

SITE

187

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY DEVELOPED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

~~1988 COMPREHENSIVE ZONING MAP
Approved by the Baltimore County Council
April 13, 1988
EMH Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council~~

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

Oct. 15, 1992

183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92

William A. Howard IV
Chairman, County Council

| | |
|---------------------------|------------------------|
| SCALE | 1" = 200' |
| DATE OF PHOTOGRAPHY | JANUARY 1986 |
| LOCATION | BIRD RIVER VICINITY |

N.E.
8-K

MICROFILMED